



## MINUTES

### Corporation of the City of Cambridge

#### Council Meeting

Date: August 6, 2024, 6:30 p.m.

Location: Council Chambers

Council Members In Attendance: Councillor Shwery - Ward 1, Councillor Devine - Ward 2, Councillor Kimpson - Ward 3, Councillor Earnshaw - Ward 4, Councillor Roberts - Ward 5, Councillor Cooper - Ward 6, Councillor Hamilton - Ward 7, Mayor Liggett

Regrets: Councillor Ermeta - Ward 8

Staff Members in Attendance: David Calder - City Manager, Hardy Bromberg, Deputy City Manager - Community Development, Cheryl Zahnleiter, Deputy City Manager - Corporate Enterprise, Danielle Manton - City Clerk, Maria Barrantes Barreto - Council Committee Services Coordinator, Rachel Latour - Administrative Assistant, Bryan Boodhoo - City Solicitor, Leah Walter - Director of Engineering and Transportation, Sylvia Rafalski-Misch - Manager of Development Planning, Sheena Pawliwec - Director of Finance and Deputy Treasurer

Others in Attendance: Rutvik Shah - Network Administrator; Alana Russel - Director of Communications; Karen Pepper - Director, Mayor and Council Operations and Initiatives; Vincent Wen - Planner; Kathy Padgett - Senior Planner - Environment; Matthew Blevins - Senior Planner - Reurbanization; Sarah Austin - Manager of Development Engineering; Shannon Noonan - Manager of Transportation Engineering; Michael Hausser - Acting Deputy City Manager - Infrastructure Services

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#### 1. Meeting Called to Order

The meeting of the Council of the Corporation of the City of Cambridge is held in Council Chambers and is live streamed to the City of Cambridge website. Mayor Liggett welcomes everyone present and calls the meeting to order at 7:02 p.m.

**2. Indigenous Territory Acknowledgement**

**3. Disclosure of Pecuniary Interest**

**4. Presentations**

4.1 Pierre Chauvin, MHBC Planning re: 24-091-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 247 Lowther Street North

4.2 Vincent Wen, Planner re: 24-091-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 247 Lowther Street North

4.3 Kathy Padgett, Senior Planner re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

4.4 Matthew Blevins, Senior Planner re: 24-052-CD City Owned Sites – Affordable Housing Concepts

**5. Delegations and Consideration of Related Reports**

5.1 Aidan Pereira re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

5.2 Grainne Aitken re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

5.3 Doug and Cathy Hammer re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

5.4 Matthew Warzecha, Director of Development and Planning, Polocorp Inc. re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

5.5 Mike and Ron Schiedel re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

**6. Closed Session**

**7. Rise from Closed**

Motion: 24-218

Moved by Councillor Roberts

Seconded by Councillor Kimpson

THAT Council rise from the Closed Sessions held on August 6, 2024, and reconvene in Open Session at 7:02 pm.

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, and Mayor Liggett

Absent (1): Councillor Ermeta

**Carried (8 to 0)**

## **8. Consent Agenda**

Motion: 24-219

Moved by Councillor Hamilton

Seconded by Councillor Earnshaw

THAT all items listed under the heading of Consent Agenda for August 6, 2024, be adopted as recommended.

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, and Mayor Liggett

Absent (1): Councillor Ermeta

**Carried (8 to 0)**

- 8.1 Council Meeting Minutes - June 25, 2024
- 8.2 Council Workshop Minutes - July 4, 2024
- 8.3 Council Information Package - July 12, 2024 and July 26, 2024
- 8.4 24-039-CRS Good and Services Awarded under Delegated Authority – January 1 – June 30 2024
- 8.5 24-049-CRS Appointment of Hearing Officers for Administrative Penalty System

- 8.6 24-011-CRE Appointment of New Members Hespeler Business Improvement Area (BIA)
- 8.7 24-082-CD Passage of Heritage Designation 201 Water St S
- 8.8 24-100-CD Community Improvement Plan - Additional Residential Unit (ARU) Financial Incentives Program

## 9. Consideration of Reports

### 9.1 Corporate Services

### 9.2 Corporate Enterprise

#### 9.2.1 24-010-CRE Boardwalk Alleyway Restoration and Agreement

Motion: 24-220

Moved by Councillor Earnshaw  
Seconded by Councillor Roberts

THAT Report 24-010-CRE Boardwalk Alleyway Restoration and Funding Agreement be received;

AND THAT Council direct staff to enter into an agreement with Boardwalk Tower Inc. approved by the City Solicitor, for the purpose of completing necessary restoration and repair work.

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, and Mayor Liggett

Absent (1): Councillor Ermeta

**Carried (8 to 0)**

### 9.3 Community Development

#### 9.3.1 24-091-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment – 247 Lowther Street North

Note: Report 24-091-CD Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 247 Lowther Street North was updated to reflect that the development will have 68 parking spaces.

Motion: 24-221

Moved by Councillor Kimpson  
Seconded by Councillor Shwery

THAT Report 24-091-CD – Recommendation Report for Official Plan and Zoning By-law Amendment – 247 Lowther Street North be received;

AND THAT Council adopts proposed Official Plan Amendment No. 82 to redesignate the subject lands from ‘Business Industrial’ to ‘Low/Medium Density Residential’ with Site-Specific Policy 8.10.118 to permit a maximum density of 90 units per hectare, and that adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the subject lands from ‘Industrial’ – M5 to the ‘Multiple Residential’ – RM3 S.4.1.478 with Site-Specific provisions and a Holding (H) provision to facilitate the development of 54 stacked townhouse dwelling units;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(12) of the Planning Act have been met; and

AND FURTHER THAT that the by-law(s) attached to Report 24-091-CD be passed.

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, and Mayor Liggett

Absent (1): Councillor Ermeta

**Carried (8 to 0)**

### 9.3.2 24-052-CD City Owned Sites – Affordable Housing Concepts

Motion: 24-222

Moved by Councillor Devine  
Seconded by Councillor Kimpson

THAT Report 24-052-CD City Owned Sites - Affordable Housing Concepts be deferred and brought back to Council at the September 17, 2024, meeting.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Opposed (1): Councillor Cooper

Absent (1): Councillor Ermeta

**Carried (7 to 1)**

9.3.3 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

**Councillor Cooper left the meeting at 8:05 p.m.**

Motion: 24-223

Moved by Councillor Kimpson

Seconded by Councillor Devine

**AND FURTHER THAT an increase be applied to the Riverbank Transition buffer within the North Cambridge Secondary Plan from 10 meters to 15 meters.**

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**

Motion: 24-224

Moved by Councillor Shwery

Seconded by Councillor Hamilton

THAT Report 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan be received;

AND THAT Council approves the Subwatershed Study for the Randall and Breslau Drains and the East Side Lands – Stage 2 Scoped Master Drainage Report for implementation as development planning proceeds in the area;

AND THAT Council adopts Official Plan Amendment No. 67 to establish the North Cambridge Secondary Plan, and that the adopted Official Plan Amendment be submitted to the Regional Municipality of Waterloo for approval;

AND THAT Council is satisfied that a subsequent public meeting in accordance with subsection 17(15) of the Planning Act is not required;

AND THAT the attached by-law is passed.

**AND FURTHER THAT an increase be applied to the Riverbank Transition buffer within the North Cambridge Secondary Plan from 10 meters to 15 meters.**

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**

9.4 Infrastructure Services

9.5 Office of the City Manager

**10. Other Business**

**11. Motions**

**12. Notices of Motion**

**13. Correspondence**

13.1 Brandon Flewwelling re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

13.2 Aidan Pereira re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

13.3 Photos of Subject property re: 24-082-CD Passage of Heritage Designation 201 Water St S

13.4 Christine Morgan Rier re: 24-031-CD Recommendation Report – Proposed Official Plan Amendment for the North Cambridge Secondary Plan

**14. Motion to Receive and File**

Motion: 24-225

Moved by Councillor Devine

Seconded by Councillor Shwery

THAT all presentations and correspondence from the August 6, 2024, Council meeting be received.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**

**15. Consideration of By-laws**

Motion: 24-226

Moved by Councillor Kimpson

Seconded by Councillor Hamilton

THAT the following by-laws listed under the heading of Introduction and Consideration of By-laws be enacted and passed:

24-076 Being a by-law to adopt Amendment No. 67 of the City of Cambridge Official Plan (2012), as amended with respect to the North Cambridge Secondary Plan

24-079 Being a by-law to designate the stone building on the property located at 201 Water Street South as a property of cultural heritage value

24-080 Being a by-law to adopt Amendment No. 82 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as 247 Lowther Street North

24-081 Being a by-law to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 247 Lowther Street North

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**



**16. Confirmatory By-law**

Motion: 24-227

Moved by Councillor Earnshaw  
Seconded by Councillor Hamilton

That By-Law 24-082 being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge be passed.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**

**17. Adjournment**

Motion: 24-228

Moved by Councillor Devine  
Seconded by Councillor Roberts

THAT the Council meeting does now adjourn at 9:06 p.m.

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Hamilton, and Mayor Liggett

Absent (2): Councillor Cooper, and Councillor Ermeta

**Carried (7 to 0)**

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Mayor

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Clerk